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DAVID W. PETERSON

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR KITSAP COUNTY

CITY OF BREMERTON, a municipal  
corporation,

Plaintiff,

vs.

WILLIAM J. SESKO and NATACHA  
SESKO, and their marital community,

Defendants

Case No.: 97-2-01749-3

DECLARATION OF MARK E.  
KOOONTZ IN SUPPORT OF  
JUDGMENT CREDITOR CITY OF  
BREMERTON'S EXECUTION  
AGAINST REAL PROPERTY

I, Mark E. Koontz, declare as follows:

1. I am an Assistant City Attorney for Bremerton, Washington, representing the plaintiff-judgment creditor in this matter, am over the age of eighteen and am competent to testify herein.
2. On March 7, 2008 a judgment in the favor of Plaintiff City of Bremerton against Defendant Natacha Sesko was entered in this action for \$252,254.14 with interest at 12% per annum until paid. The City has incurred an additional \$1,348.70 in costs pursuing satisfaction of the judgment. The total amount which is currently owed on the judgment, interest, costs and attorney's fees, and increased costs to date is \$309,167.86. A true and correct copy of the judgment is attached as Exhibit A.

Declaration of Mark E. Koontz in Support of  
Judgment Creditor City of Bremerton's Execution  
Against Real Property - 1

ROGER A. LUBOVICH  
BREMERTON CITY ATTORNEY  
345 6th Street, Suite 600, Bremerton, Washington 98337  
Phone: 360-473-2345 Fax: 360-473-5161

BREMERTON-000765

1 3. I make this declaration in support of levy of a writ of execution against real property  
2 owned by the judgment debtor, Natacha Sesko, specifically the real property located at 3536  
3 Arsenal Way, Bremerton, WA 98312, which includes Kitsap County tax parcel numbers  
4 222401-2-103-2003; 222401-2-104-2002; 222401-2-105-2001.

5 4. On behalf of Plaintiff-Judgment Creditor City of Bremerton, I have exercised due  
6 diligence to ascertain whether the Defendant Judgment Debtor Natacha Sesko has sufficient  
7 nonexempt personal property to satisfy the amount due under the judgment and believe that  
8 there is not sufficient nonexempt personal property belonging to the judgment debtor to so  
9 satisfy the judgment. In an attempt to locate nonexempt personal property of the judgment  
10 debtor I have retained Northwest Casualty Claims Service to conduct an asset search of  
11 judgment debtor. The only personal property located by Northwest Casualty Claims Service  
12 consists of 13 motor vehicles. The vehicles appear to be of little value, far less than the  
13 amount of the judgment. A list of personal property located is attached as Exhibit B. It is  
14 unknown whether any of the items listed is exempt.

15 5. I also noted Ms. Sesko's deposition and properly served her a Notice of Deposition in  
16 an effort to determine her assets, including her personal property. She failed to appear at her  
17 deposition.


18 6. I have exercised due diligence to ascertain whether the real property to be levied on is  
19 occupied or otherwise claimed by the judgment debtor as a homestead as defined in Chapter  
20 6.13 RCW. It is unclear whether judgment debtor is occupying the property. The judgment  
21 debtor has answered pleadings and discovery requests that she lives at 3536 Arsenal Way.  
22 However, the property has not had a water meter or water service since 1998. On June 16,  
23 2009 judgment debtor's attorney, Alan Middleton, moved to withdraw from representing  
24 judgment debtor and in the Declaration of Service of the Notice of Intent to Withdraw states  
25 that a copy was sent to judgment debtor at 8348 Silverdale Way NE, Silverdale, WA 98383  
26

1 and 3536 Arsenal Way, Bremerton, WA 98312. It is unclear whether judgment debtor lives  
2 at the Silverdale Way address or the Arsenal Way address.

3 7. Neither a declaration of homestead nor a declaration of nonabandonment is of record  
4 in the judgment debtor's name.

5 8. While it is unclear whether judgment debtor is occupying 3536 Arsenal Way and  
6 whether judgment debtor is claiming 3536 Arsenal Way as a homestead, judgment creditor is  
7 proceeding as if the 3536 Arsenal Way property is a homestead and has moved the court to  
8 appoint an appraiser for 3536 Arsenal Way in compliance with RCW 6.13.100.  
9

10 I declare under the penalty of perjury under the laws of the State of Washington that  
11 the foregoing is true and correct. Executed at Bremerton, Washington on January 6, 2010.  
12

13 

14 Mark E. Koontz, WSBA #26212  
15 Attorney for Judgment Creditor  
16 Bremerton City Attorney  
17 345 - 6<sup>th</sup> Street, Suite 600  
18 Bremerton, Washington 98337  
19 360.473.2345  
20  
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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF KITSAP

CITY OF BREMERTON, a municipal  
corporation,

Plaintiff,

v.

WILLIAM J. SESKO and NATACHA  
SESKO, and their marital community,

Defendants.

No. 97-2-01749-3

No. 97-2-01748-5

(Consolidated)

JUDGMENT

**JUDGMENT SUMMARY**

JUDGMENT CREDITOR

:

City of Bremerton

JUDGMENT DEBTOR

:

Natacha Sesko

1701 Pennsylvania Avenue

Bremerton, Washington, legally described  
in Exhibit A

and

Natacha Sesko

3536 Arsenal Way

Bremerton, Washington, legally described  
in Exhibit B

PRINCIPAL JUDGMENT AMOUNT

:

\$252,254.14

ATTORNEY'S FEES

:

\$0.00

TOTAL JUDGMENT

:

\$252,254.14

JUDGMENT INTEREST RATE

:

12% per annum

ATTORNEY FOR JUDGMENT CREDITOR

:

Mark E. Koontz

\*\*\*\*\*

JUDGMENT - 1

EXHIBIT A

1 THIS MATTER having come on regularly for hearing before the undersigned of the  
2 above-entitled Court on the 29<sup>th</sup> and 30<sup>th</sup> day of January, 2008; the Plaintiff appearing by and  
3 through its attorney, Mark E. Koontz, the Defendant, Natacha Sesko appearing by and through  
4 her attorney, Alan Middleton of Davis, Wright, Tremaine LLP; and the Court having reviewed  
5 the records and files herein,

6 IT IS HEREBY ORDERED, ADJUDGED AND DECREED the City of Bremerton is  
7 hereby awarded Judgment Lien in the principal amount of \$252,254.14, for a total Judgment  
8 amount of \$252,254.14, which Judgment shall bear interest at the maximum rate allowable  
9 pursuant to RCW 19.52.020(1), from the date of entry of this Judgment.


10 DONE IN OPEN COURT this 7<sup>th</sup> day of March, 2008

11 **JAY B. ROOF**

12 JUDGE JAY B. ROOF

13 **Presented by:**

14 ROGER A. LUBOVICH  
15 Bremerton City Attorney

16   
17 Mark E. Koontz, WSBA #26212  
18 Attorney for Plaintiff, City of Bremerton

19 **Approved as to form; Notice of Revocation waived:**  
20 DAVIS WRIGHT TREMAINE LLP

21  authentication via email  
22 Alan Middleton, WSBA #18118  
23 Attorney for Defendant, Natacha Sesko  
24  
25  
26  
27

## Tax Description

Tax Account Number	Parcel Number	ST Number
541 000 022 0101	2167278	

### DAILY'S GARDEN TRACTS

THAT PORTION OF LOTS 22 AND 23, JOSEPH DAILY GARDEN TRACTS, VOLUME 4 OF PLATS, PAGE 11, RECORDS OF KITSAP COUNTY, WASHINGTON AND LOT 1, SUPPLEMENT PLAT OF BAYVIEW GARDEN TRACTS, VOLUME 5 OF PLATS, PAGE 19, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 23 THENCE SOUTH 0°05'00 EAST ALONG THE EAST LINE OF SAID LOT 22, A DISTANCE OF 14.53 FEET; THENCE NORTH 87°32'34 WEST, 115.21 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 115.08 FEET AS MEASURED ALONG THE NORTH LINE OF SAID LOT 22; THENCE NORTH 232.05 FEET, MORE OR LESS, TO THE GOVERNMENT MEANDER LINE; THENCE SOUTH 75°08'51 EAST, ALONG SAID MEANDER LINE, 86.11 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 26°33' 54 WEST, 34.29 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 23; THENCE SOUTH 76°45'08 EAST, ALONG SAID NORTH LINE, 48.23 FEET, TO THE NORTHEAST CORNER OF SAID LOT 23; THENCE SOUTH 0°05'00 EAST, ALONG THE EAST LINE OF SAID LOT 23, A DISTANCE OF 158.66 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; TOGETHER WITH TIDELANDS OF THE FIRST CLASS ABUTTING AND IN FRONT OF SAID PROPERTY, LYING EAST OF THE PROJECTION NORTH OF THE WEST LINE OF THE ABOVE DESCRIBED PROPERTY.

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EXHIBIT A

WIP

ATS/C2330

LEGAL DESCRIPTION FOR 222401-2-103-2003

06/11/97

SECTION 22 TOWNSHIP 24 RANGE 1E  
1 THE EAST 1 ACRE OF THE FOLLOWING DESCRIBED TRACT: BEGINNING  
2 132 FEET SOUTH AND 115 FEET WEST OF THE NORTHEAST CORNER OF  
3 THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE  
4 NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 1  
5 EAST, W.M., KITSAP COUNTY, WASHINGTON; THENCE WEST 478.63  
6 FEET TO A POINT 65 FEET EAST OF THE WEST BOUNDARY OF THE  
7 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST  
8 QUARTER; THENCE  $30^{\circ}51'52''$ W 426.38 FEET TO THE NORTH LINE OF  
9 COUNTY ROAD; THENCE ALONG SAID ROAD  $N75^{\circ}45'55''$ E 495.89  
10 FEET; THENCE  $N49^{\circ}53'$ E 302.50 FEET TO THE POINT OF  
11 BEGINNING; SUBJECT TO A 15 FOOT EASEMENT GRANTED TO THE  
12 CITY OF BREMERTON.

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EXHIBIT B

BREMERTON-000771

WIP

ATS/C2330

LEGAL DESCRIPTION FOR 222401-2-104-2002

06/11/97

SECTION 22 TOWNSHIP 24 RANGE 1E  
1 THE EAST 2 ACRES OF THE WEST 3 ACRES OF THE FOLLOWING  
2 DESCRIBED PARCEL IN SECTION 22, TOWNSHIP 24 NORTH, RANGE 1  
3 EAST, W.M., KITSAP COUNTY, WASHINGTON; BEGINNING 132 FEET  
4 SOUTH AND 115 FEET WEST OF THE NORTHEAST CORNER OF THE  
5 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST  
6 QUARTER; THENCE WEST 478.63 FEET TO A POINT 65 FEET EAST OF  
7 THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST  
8 QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG A LINE  
9 PARALLEL WITH AND 65 FEET EAST OF SAID WEST BOUNDARY LINE  
10 S00°51'52"W 426.38 FEET TO THE NORTH BOUNDARY LINE OF COUNTY  
11 ROAD; THENCE ALONG SAID NORTH BOUNDARY LINE N75°45'58"E  
12 495.89 FEET TO THE INTERSECTION WITH A LINE 115 FEET WEST  
13 OF THE NORTH/SOUTH CENTERLINE OF SAID SECTION 22; THENCE  
14 N0°49'53"E 302.5 FEET TO THE POINT OF BEGINNING; SUBJECT TO  
15 A 15 FOOT EASEMENT GRANTED TO THE CITY OF BREMERTON.

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WIP

ATS/C2330

LEGAL DESCRIPTION FOR 222401-2-105-2001

06/11/97

SECTION 22 TOWNSHIP 24 RANGE 1E  
1 THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST  
2 QUARTER SECTION 22, TOWNSHIP 24 NORTH, RANGE 1 EAST, W.M.,  
3 KITSAP COUNTY, WASHINGTON, CONVEYED BY AUDITOR'S FILE NO.  
4 1112697 ( BEING LOT B SHORT PLAT NO 319 RECORDED UNDER AP/  
5 1111100) DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST  
6 CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF  
7 THE NORTHWEST QUARTER SAID SECTION; THENCE SOUTH 132 FEET;  
8 THENCE EAST 60 FEET; THENCE CONTINUING EAST 142 FEET, MORE  
9 OR LESS, TO A EXISTING FENCE AND THE TRUE POINT OF  
10 BEGINNING; THENCE CONTINUING EAST 458 FEET, MORE OR LESS,  
11 TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST  
12 QUARTER; THENCE NORTH ALONG SAID EAST LINE 132 FEET; THENCE  
13 WEST 458 FEET, MORE OR LESS, TO A POINT ON SAID EXISTING  
14 FENCE SAID POINT BEING 132 FEET NORTH OF THE TRUE POINT OF  
15 BEGINNING; THENCE SOUTHERLY ALONG SAID FENCE 132 FEET, MORE

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ATS/C2330

LEGAL DESCRIPTION FOR 222401-2-103-2001

06/11/97

SECTION 22 TOWNSHIP 24 RANGE 1E  
16 OR LESS, TO THE TRUE POINT OF BEGINNING; EXCEPT THE EAST 15  
17 FEET FOR COUNTY ROAD (COMMONLY KNOWN AS MARION AVENUE)  
18 SUBJECT TO A 15 FOOT EASEMENT GRANTED TO CITY OF BREMERTON  
19 SITUATE IN KITSAP COUNTY, WASHINGTON.

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1. VIN 2T1LR38E24C281363: A 2004 Toyota Matrix, registered to Natacha Sesko in Bremerton, WA; it is unknown whether this vehicle is exempt.
2. VIN 1ZVPT20C0N5189686: A 1992 Ford Probe 3-door, registered to Natacha Sesko in Silverdale, WA; it is unknown whether this vehicle is exempt.
3. VIN 128AS0082123: A 1978 Fiat 128, registered to Natacha Sesko in Bremerton, WA. Note: The DOL has listed this vehicle registration as "inactive"; it is unknown whether this vehicle is exempt.
4. VIN CE330Z128436: A 1970 Chevy (model unknown), registered to Natacha Sesko in Bremerton, WA; it is unknown whether this vehicle is exempt.
5. VIN JTKDE167450030535: A 2005 Scion TC 3-door, registered to Natacha H. Sesko in Bremerton, WA; it is unknown whether this vehicle is exempt.
6. VIN KMHLA31J7JU231471: A 1988 Hyundai Excel, 5-door, registered to Natacha H. Sesko in Bremerton, WA; it is unknown whether this vehicle is exempt.
7. VIN JT2SV21W2K0244771: A 1989 Toyota Camry 4-door, registered to Natacha H.L. Sesko in Bremerton, WA; it is unknown whether this vehicle is exempt.
8. VIN 1HGCG3257WA010323: A 1989 Honda Accord coupe, registered to Natacha H.L. Sesko and Natalie E. Sesko, in Winchester, WA. RE: CITY OF BREMERTON v. SESKO Page (23) FILE NO: 09H-04-045; it is unknown whether this vehicle is exempt.
9. VIN JT2SV22E7H3036060: A 1987 Toyota Camry 4-door, registered to Natacha H.L. Sesko in Bremerton, WA; it is unknown whether this vehicle is exempt.
10. VIN 1FMDU34X6NUC63068: A 1992 Ford Explorer, registered to Natacha HL Sesko in Bremerton, WA; it is unknown whether this vehicle is exempt.
11. VIN 1HGEJ1169PL037912: A 1993 Honda Civic coupe, registered to Natacha Hsiao Ling Sesko in Silverdale, WA; it is unknown whether this vehicle is exempt.
12. VIN F25JRY26864: A 1977 Ford F-250 pick-up, registered to Natacha Hsiao Ling Sesko in Bremerton, WA; it is unknown whether this vehicle is exempt.
13. VIN 1FMCA111USHZA33165: A 1987 Ford Aerostar van, registered to Natacha Hsiao Ling Sesko in Bremerton, WA; it is unknown whether this vehicle is exempt.